

**Zoning By-Law Review Committee
Minutes of April 2, 2015**

Present for the Zoning By-Law Committee were: John Crowley, Phil Greene, Jim Jendro, Jesse Forcier, Tony Archinski, Heather Santiago-Hutchings. Also present were: Glen Edwards, Assistant Town Manager and Samantha Carver, Recording Secretary. The meeting was held at Town Hall 62 Arlington Street, second floor conference room.

Absent: Louis Rousseau

The Chairman opened the meeting at 7:00 p.m. He recognized Bob Berube & Dan Berube present from the Agricultural Committee to discuss the animal bylaw.

Mr. Crowley stated that he has written the letter to the Agricultural Committee to take a look at the animal bylaw for two reasons. One was to see if the enforcement of this bylaw should be with the Building Inspector or fall into the Town Bylaws and be enforced by the Animal Control Officer and the other was for the Agricultural Committee to look at the language of the bylaw itself to see if it is conducive to the neighborhoods as they're built today.

Mr. Berube showed the Committee an animal health report and stated that every year the Animal Control Officer does an unannounced inspection of the barn to check on the health and well-being of the animals and the condition of the living quarters. The Animal Control Officer performs this function and it may make sense to look at the enforcement of the keeping of animal bylaw

Dan Berube also stated that they would invite the Animal Control Officer to the meeting when they discuss this bylaw to get her input as well. He stated their goal is to work with people in the community who may be having conflicts with others who have farm animals to try to work toward agreeable solutions.

Light Vehicle Sales in I1 Zone

Attorney Michael Fadden was present with his client George DeFelice to discuss light vehicle sales in I1 Zone.

Mr. Crowley prefaced the discussion by stating he was not sure the Board should make a recommendation on behalf of a resident when their function is to look at all the zoning bylaws to see if any of them need to be updated or reworded. With that being said, Attorney Fadden went on to explain what his client would like to do in the I1 Zone. He stated he client has a fleet of pickup trucks that incur a lot of mileage on them within a two year time period and he'd like to be able to sell them himself without having to trade them in to the dealer and take a loss. His company installs municipal water lines all over the State and he employs sixty people. He has fifty to sixty vehicles. He also has bays to tune up vehicles and this is all in the I1 zone. When he spoke with the Building Inspector it was his interpretation that sales of light vehicles were not allowed in the I1 zone. Attorney Fadden stated that his client has no intention of selling more than six vehicles at any one time.

Mr. Crowley has concerns with making zoning changes just for an individual when it comes to the bylaws however if the definition could be redefined to include pickup trucks or defining light versus heavy trucks they may be able to look at that. The Committee examined the language and it was noted that the word truck is already in the definition. The Committee would like to speak with the Building Inspector to understand how he is defining heavy versus light trucks.

Attorney Fadden thanked the Committee for their time on this issue.

ANR Lots – Street Acceptance

Mr. Crowley gave a copy of a letter received by Attorney James Hall relative to the ANR process. Attorney Hall states in the letter that he could come to a meeting and have a dialogue about this issue and answer any questions the Committee has. It is his opinion that the Committee not change the law which could result in lengthy, costly lawsuit for the Town.

Marijuana Moratorium

Mr. Crowley stated that it was brought to his attention that they never took the moratorium bylaw out of the bylaws when the marijuana bylaw was approved. He stated they will need to go through the process to have this removed which starts with a formal vote by this Committee then a public hearing and then an article at Town Meeting.

Mr. Greene made a motion to remove the wording for the medical marijuana moratorium from the zoning bylaws. Mr. Forcier seconded the motion. The motion carried unanimously.

Next Agenda Items

Mr. Crowley stated that we need to continue discussions on the following topics:

- Discuss Solar/wind bylaws
- Cellular tower bylaw
- ANR
- I1 Zone sale of trucks

Minutes

Mr. Greene made a motion to approve the minutes of December 4, 2014 as presented. Ms. Hutchings seconded the motion. The motion carried unanimously.

Mr. Forcier made a motion to approve the minutes of January 8, 2015 as presented. Mr. Greene seconded the motion. The motion carried unanimously.

Adjourn

Mr. Forcier made a motion to adjourn the meeting at 8:15 p.m. Mr. Greene seconded the motion. The motion carried unanimously.

ZONING BYLAW REVIEW COMMITTEE






